

0712

FILED GREENVILLE, CO. S. C. BOOK 1295 PAGE 225
MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.
STATE OF SOUTH CAROLINA } NOV 27 2 47 PM '73 BOOK 43 PAGE 712
COUNTY OF GREENVILLE } DONNIE S. TANKERSLEY MORTGAGE OF REAL ESTATE
R.H.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, SHIRLEY S. FRAMPTON

(hereinafter referred to as Mortgagor) is well and truly indebted unto Trustees under Trust Agreement with Harvey L. Strang, Jr.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

twenty-eight thousand five hundred seventy-five and no/100 Dollars (\$ 28,575.00) due and payable at Bank of Virginia, 7 North 8th Street, Richmond, Virginia, in consecutive monthly instal- PYLE & PYLE

BEGINNING at an iron pin on Seminole Drive at the joint front corner of Lots 50 and 51, which iron pin is located 75 feet in an easterly direction from an iron pin at the southern eastern intersection of Seminole Drive and Waccamaw Avenue; and running thence N. 48-50 E. 175 feet to an iron pin; thence S. 41-10 E. 75 feet to an iron pin at the joint rear corner of Lots 51 and 52; thence S. 48-50 W. 175 feet to an iron pin on Seminole Drive; thence along the eastern side of said Seminole Drive N. 41-10 W. 75 feet to an iron pin, the point of BEGINNING

On the day monthly installments of principal and interest are payable under the note which this mortgage secures, and until said note is paid in full, mortgagor shall pay to mortgagee a sum equal to 1/12 of the yearly taxes which may attain priority over this mortgage plus 1/12 of yearly premium installments for hazard insurance, both as reasonably estimated from time to time by mortgagee on the basis of assessments, bills, and reasonable estimates thereof. Mortgagee shall apply such sums to pay taxes and insurance premiums.

If all or any part of the property hereinabove described or an interest therein is sold or transferred by the mortgagor without the mortgagee's prior written consent, then mortgagee may, at its option, declare all sums secured by this mortgage to be immediately due and payable.

Bank of Virginia Trust Co
by Julius K. Coy, Vice President
S. James J. Coy
Trustees Under
Trust Agreement
with Harvey L. Strang, Jr.
Witness: [Signature]

PYLE & PYLE
DEC 8 1976
DONNIE S. TANKERSLEY
R.H.C.



FILED GREENVILLE, CO. S. C. DEC 8 9 35 AM '76

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.
The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.
LEATHERWOOD, WALKER, TODD & MANN

4328 RV-2